

ORDINANCE NO. ____ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE NORTH SIDE OF PIERREMONT, 284 FEET WEST OF FAIRFIELD AVENUE, SHREVEPORT, CADDO PARISH, LA, FROM R-1D, URBAN ONE FAMILY RESIDENCE DISTRICT TO B-1, BUFFER BUSINESS DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lot 1, Crager Subdivision, Shreveport, Caddo Parish, LA be and the same is hereby changed from R-1D, Urban One Family Residence District to B-1, Buffer Business District.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

- 1. A revised site plan shall be submitted to and approved by the Planning Director that indicates parking to ordinance standards.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – NOVEMBER 7, 2012**

nm

CASE NO: C-67-12; 1000 blk Pierremont
APPLICANT: JEFF NEAL
LAND OWNER: 569 DKT, L.L.C.
LOCATION: North side of Pierremont 284' west of Fairfield Avenue
ZONING: R-1D to B-2
PROPOSED: B-2 development

District: O. Jenkins
District: 4/Linn

MASTER PLAN CONSIDERATIONS:

- This property is located inside the loop boundary and is designated in the Future Land Use Plan as Residential Medium, which encourages a mixture of single-family, townhouses, and small apartment buildings. Schools, churches, and corner stores are encouraged by special permit to be designed to be sensitive to the surrounding residents and promote neighborhood walkability. The proposed additional commercial development should be designed to accommodate the pedestrian, as well as the driver, and to mitigate the impact of the commercial use on the residences to the south.

GENERAL INFORMATION:

- Applicant is requesting approval to rezone this site from R-1D to B-2 for an unknown future development.
- Zoning to the north is R-1D. East is B-2. West is B-1. South across Pierremont is B-1-E.
- **B-1 would appear to be more appropriate as this site abuts residential development.**
- The B-2 to the east has an R-1D buffer between that site and the residential development to the north.
- **Neighborhood input will be important.**

SITE PLAN CONSIDERATIONS:

- Site has an "L" shaped configuration with only 50 feet of frontage on Pierremont.
- The lot is 11,523 square feet
- There is no site plan. Development will require site plan approval by the MPC.
-

PUBLIC'S ASSESSMENT

11-7-12: One person spoke in opposition.

12-5-12: There was no opposition present.

BOARD'S DECISION

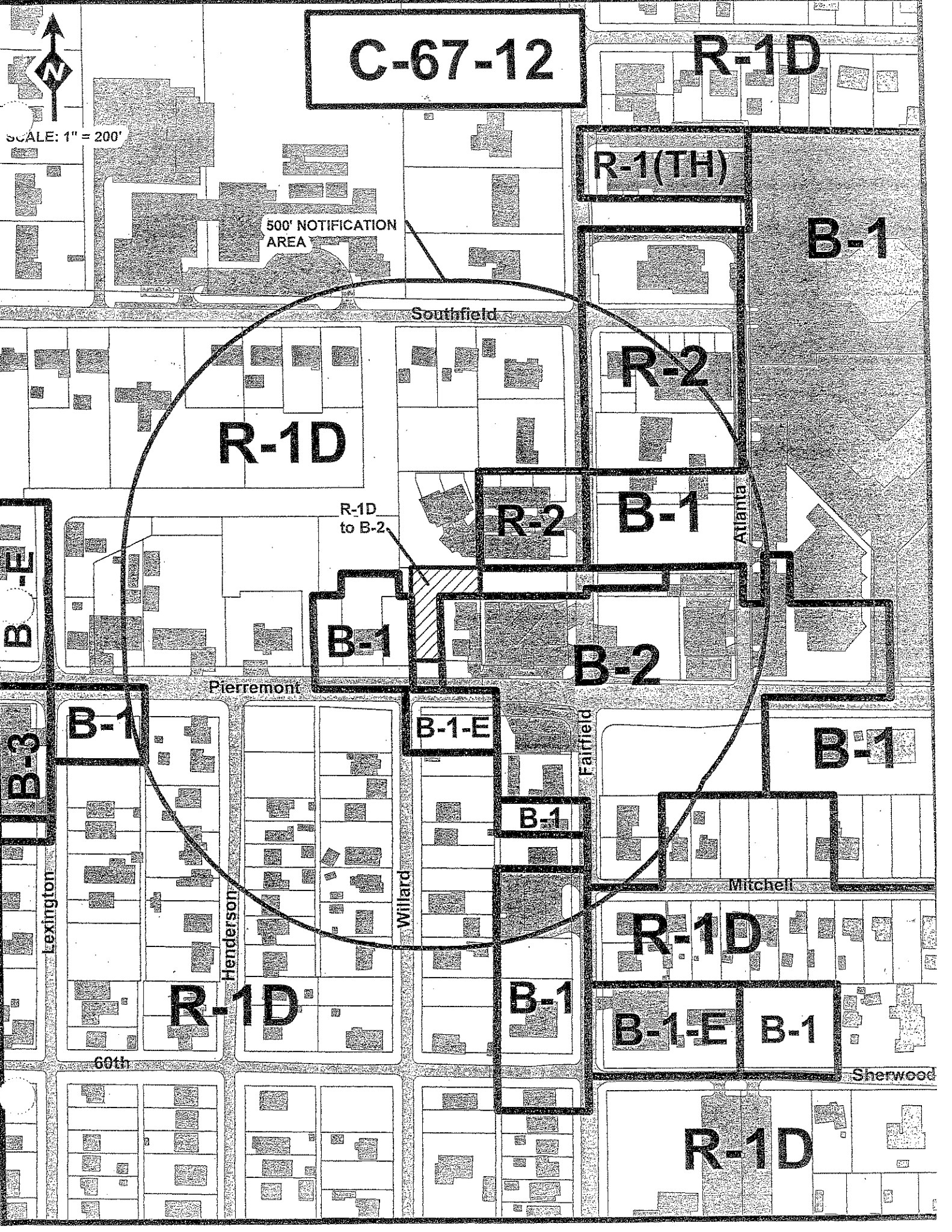
11-7-12: The Board voted 9-0 to defer and continue this application to the December 5, 2012 public hearing.

12-5-12: The Board voted 8-0 to recommend approval of B-1 zoning, subject to compliance with the following stipulation:

1. A revised site plan shall be submitted to and approved by the Planning Director that indicates parking to ordinance standards.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



C-67-12

R-1D

R-1(TH)

B-1

500' NOTIFICATION
AREA

Southfield

R-1D

R-2

R-1D
to B-2

R-2

B-1

Atlanta

B-1

B-2

Pierremont

B-1-E

B-1

B-E

B-3

B-1

B-1

Lexington

Henderson

Willard

Fairfield

Mitchell

R-1D

R-1D

B-1

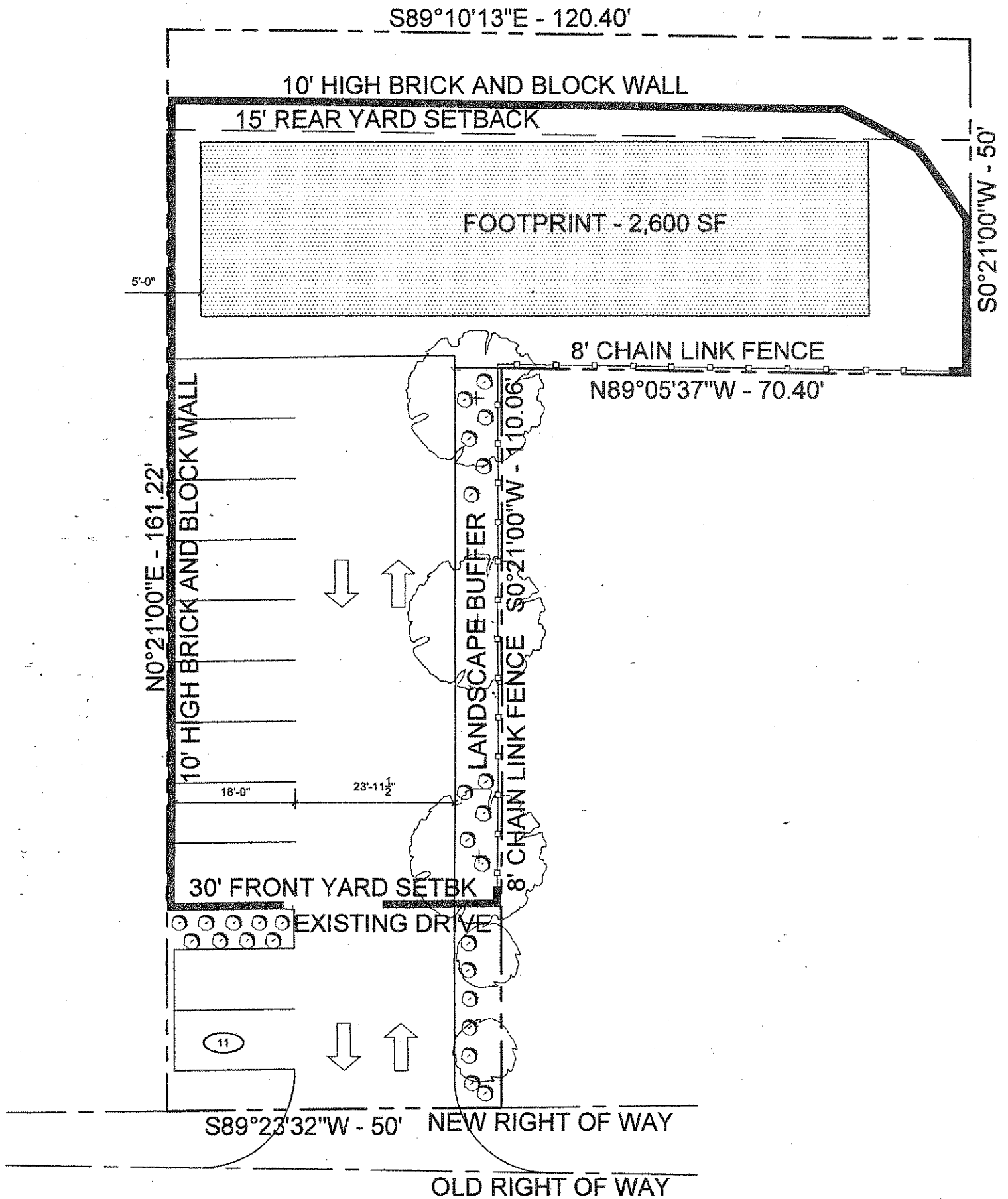
B-1-E

B-1

60th

Sherwood

R-1D



03 PROPOSED SITE PLAN

Scale: $1/16" = 1'-0"$

CASE # C-71-12
NEAL

C-67-12

2327743
12/21/2010 03:43 PM

PINE CREEK TOWNHOMES

24

23

S.89°10'13"E - 120.40

24

23

50.00
S.0°21'00"W

FAIRFIELD

NORTH

70.40
N.89°05'37"W

50

51

S.0°21'00"W - 110.00

NEW R/W.

OLD R/W.

S.89°23'32"W

PIERREMONT ROAD

CRAIGER SUBDIVISION

NOVEMBER 22, 2010

SCALE: 1"

BEING A RESUBDIVISION OF A PORTION OF LOTS 23, 24 AND 50 OF SOUTHFIELD PARK SUBDI
RECORDED IN BOOK 450 AT PAGE 165, OF THE RECORDS OF CADDO PARISH, LOUISIANA, BEIN
24, TOWNSHIP 17 NORTH, RANGE 14 WEST, SHREVEPORT, CADDO PARISH, LOUISIANA,

IRON STAKES SET AT EACH CORNER

APPROVED

67

LOCATION:

X CITY CASE

PARISH CASE

APPLICANT'S NAME:

Jeff Neal

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information):

MAILING ADDRESS FOR ALL CORRESPONDENCE:

6345 Querbes DrPHONE: 318 344 6325
(between 8:00 & 5:00)Shreveport LAZIP CODE: 71106FAX # 318 868 1907

EXISTING ZONING:

PROPOSED ZONING:

ACCEPTABLE ALTERNATIVE:

B-2MPC APPROVAL ☐SITE PLAN ☐PBG APPROVAL ☐PUD APPROVAL ☐

PROPOSED USE:

Business Occupancy

EXISTING USE:

Empty lot

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED:

New BuildingConstruction per building codes

REASON FOR APPLICATION (justification for zoning change):

Professional office space

ADDRESS OF SITE:

South of 1014 Pierremont Rd

ASSESSOR'S ACCOUNT NUMBER:

~~171424-100-51~~ 171424-146-0001-00

Found on tax notice - example: 171413-057-0047-00

LEGAL DESCRIPTION:

Lot 1, Cramer Subdivision171424-146-1

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory.
ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Name

Jeff Neal

Address

Name

Address

Signature

Name

Address

Signature

C-67-172

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: Jeff Neal

NATURE AND DESCRIPTION OF BUSINESS: Professional Business
Office space

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

 ERROR (there is a manifest error in the Zoning Ordinance)

 CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

X INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

 SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 11523

SQUARE FEET OF STRUCTURE(S) TBD. by local ordinances

PARKING SPACES REQUIRED: TBD SPACES PROVIDED:

HOURS OF OPERATION (state proposed hours)

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED
BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE
OF WATER?

IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT? Yes

IF NOT - WHAT IS THE SOURCE
OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT?
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? No

C- 67 - '12

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
DECEMBER 5, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, December 5, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Lea Desmarteau, Secretary
Alan Young
Bessie Smith
Dale Colvin
Mary Wilson
Larry Ferdinand
Mary Ruffins

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator
Ione Dean, Senior Planner

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Desi Sprawls, Vice Chairman

Others Present

Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MRS RUFFINS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so prior to the Board's Deliberations.

A motion was made by MR. COLVIN, seconded by MR. FERDINAND to approve the minutes of the November 7, 2012 public hearing as submitted.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, FERDINAND, and Meses. SMITH, RUFFINS, DESMARTEAU, and DR. WILSON. Nays: None. Absent: Mr. SPRAWLS.

CASE NO. C-67-12: 1000 blk Pierremont

JEFF NEAL

569 DKT, L.L.C.

North side of Pierremont 284' west of Fairfield Avenue

R-1D to B-2

B-2 development

Representative and/or support:

Mr. Jeff Neal (6345 Querbes, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. COLVIN seconded by MR. FERDINAND to recommend approval of B-1 zoning, subject to compliance with the following stipulation:

1. A revised site plan shall be submitted to and approved by the Planning Director that indicates parking to ordinance standards.

The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, COLVIN, YOUNG, FERDINAND, and Meses. SMITH, RUFFINS, DESMARTEAU, and DR. WILSON. Nays: None. Absent: Mr. SPRAWLS.